

Present: Chairman Craig Lizotte, Christopher Morely, Martin Long, Stephen Garvin, Dylan Remley (Associate Member), Jody Kablack (Director of Planning and Development) and Jim Kupfer (Assistant Planner)

Absent: Peter Abair

At 7:34 p.m., Chairman Lizotte called the meeting to order, and he wished everyone a Happy New Year.

Maple Meadows SRC - Request for Bond Reduction

The Board was previously in receipt of copies of a letter from Director of Public Works/ Town Engineer I. William Place dated January 8, 2015 and a memorandum from Assistant Planner Jim Kupfer dated January 9, 2015. In addition, copies of an email from Sudbury resident Maile Hulihan dated January 13, 2015 were distributed tonight and Ms. Kablack circulated photographs submitted by Ms. Hulihan to the Board.

Mr. Kupfer reviewed the new information submitted to the file and he summarized the outstanding work to be completed, including providing evidence that the drywell between Phase 1 and 2 at bottom of the slope was installed; installation of a chain and Knox Box on the emergency access; survey plan of the slope; verification that roof drainage system has been installation; installation of inspection ports on all cultic units; and other items noted in the Director of Public Works memo dated January 8, 2015.

Mr. Morely noted the new plantings will take a few years to grow, but they do meet the minimum specifications required by the Town's approval, as noted at the site inspection by the Board in December 2014.

Ms. Kablack stated Mr. Place recommends reducing the bond to \$10,000, which he believes would cover the completion of the unfinished work.

Chairman Lizotte believes \$10,000 is not sufficient to cover the outstanding items. All Board members concurred.

Mr. Morely stated he would have anticipated the developer to be in attendance tonight, but he is absent.

Maple Meadows resident Leon Goodman, 35 Maple Avenue, #602, brought two drainage-related items to the Board's attention. Ms. Kablack noted these items were addressed by Mr. Place in his letter to the Board.

Sudbury and Maple Meadows resident Roelof Daling, 47 Maple Avenue #1102, stated his unit has had leaks in the basement, and there are missing downspouts. He believes the water needs to be directed away from the building. Mr. Daling stated he has spoken to the developer about these issues.

Sudbury and Maple Meadows resident Maile Hulihan, 35 Maple Avenue # 901, stated there is a small river which has frozen over behind Building 8. She asked the Board to please review this situation. Ms. Hulihan also asked for the screening provided to be reviewed.

Mr. Morely stated that, although more screening is always welcomed, the developer has planted the minimum amount which was approved. He further stated that much of the remaining work cannot be completed until spring.

Mr. Remley stated that, since the developer is not present tonight, he is inclined to believe the current bond amount should remain in force. The Board concurred.

On motion duly made and seconded, it was unanimously

VOTED: To defer until a later date the decision to reduce or release the bond for the Maple Meadows SRC.

Community Preservation Act FY16 Funding Proposals – Discussion and Possible Vote of Positions

At 7:51 p.m., Chairman Lizotte opened a discussion/update regarding six Community Preservation Act (CPA) proposals. The Board was previously in receipt of copies of a memorandum from Director of Planning and Community Development Jody Kablack and Assistant Planner Jim Kupfer dated January 7, 2015, a memorandum from Fay, Spofford & Thorndike to Ms. Kablack and Mr. Kupfer dated December 5, 2014 and an article entitled “The Basics of Design-Build.”

Mass. Central Rail Trail – Phase 1

Ms. Kablack stated the Planning Department has continued its research on the Mass. Central Rail Trail (MCRT) project.

Mr. Morely described the MCRT route through Sudbury, noting the proposal is for Phase 1, which would be a 1.8 mile stretch from Union Avenue to Dutton Road.

Chairman Lizotte asked who owns the right of way. Ms. Kablack and Mr. Kupfer explained the MBTA owns it and it has leased it to the Department of Conservation and Recreation (DCR).

Ms. Kablack stated the initial recommendation was to seek \$300,000 for a design/build concept for Phase 1. However, in recent weeks, her Department has received negative feedback from two engineering firms regarding the design/build concept. Ms. Kablack explained knowing the extent of the wetlands resources is important to know early and it could impact the cost of the project. The recommendation has since been revised to pursue a more traditional process with a design/bid/build approach and to reduce the funding request to \$110,000 to fund the design/bid portion of the project in FY16. She further reported NStar has discussed a potential project to install a transmission line from Sudbury to Hudson along the MCRT corridor (either above or below ground). Sudbury would strongly express the transmission lines must be placed underground. If the project proceeds, permitting would be done by the end of 2015 to be constructed in 2018 -2019. NStar would construct a 12-foot wide access road, which they would share as a rail trail. Thus, the trail would be built by NStar, at no cost to the Town.

Mr. Long asked if there has also been negative feedback regarding Iron Horse Preservation Society. Mr. Kupfer stated they have heard concerns about the company and reports of work being significantly off schedule in other communities.

Sudbury resident Leon Goodman, 35 Maple Avenue, #602, distributed copies to the Board of a summary of a report he prepared on trail/transportation options. Mr. Goodman stated the MAPC completed a study in 2011 regarding whether a transit service could be added to a rail trail. With his many years in the transportation field in New York, Mr. Goodman believes it would be possible to construct a 24-foot wide transit system and a ten-foot wide rail trail along the critical east-west corridor. He encouraged the Board and Sudbury to think bigger as to what is possible and what would be best in the long-term. Mr. Goodman believes a unique opportunity could be wasted by only building a rail trail.

Chairman Lizotte commended Mr. Goodman on his vision and he encouraged him to discuss it with State legislators. However, he noted it is not within the Board's jurisdiction to make a larger project happen. He also stated that, by the Town building a greenway now, it would not preclude another system from also being constructed in the future.

Mr. Goodman respectfully disagreed, noting that once something is in place, people become accustomed and attached to current conditions and it becomes harder to make changes to a plan.

Ms. Kablack stated the State has already made its decision for the right of way by leasing it to DCR for a rail trail.

Mr. Morely stated the Board of Selectmen will soon be taking its position on the revised proposal, and then the CPC will take its position on January 28, 2015.

Sudbury Housing Trust 10% Allocation

Ms. Kablack stated this is a similar request as has been approved in recent years at Town Meeting.

Mr. Garvin asked whether SHT spends the money each year and on what. Ms. Kablack described the types of projects funded with this appropriation.

Ms. Kablack also noted there currently is a vacancy on the Sudbury Housing Trust due to its term limits for 5 three-year terms, and she encouraged anyone interested to apply.

Davis Field Re-Development

Ms. Kablack stated the Park and Recreation Commission initially submitted a proposal for \$3.6 million (\$1 million of CPA fund) for redevelopment of the multi-recreational fields and to build four new Little League fields at Davis Field. She stated the project is still being reviewed, and it is now being considered for the Department of Public Works to complete the project for \$1.2 million.

Mr. Garvin asked why so much paved parking is being considered given the drainage problems inherent to the area. Ms. Kablack stated it has been proposed as also a parking area for the pending Bruce Freeman Rail Trail (BFRT). Mr. Garvin stated there does need to be some paved area for accessibility, but he suggested gravel be used first and that, perhaps only a third of the proposed parking area be paved. Chairman Lizotte concurred, stating the current proposal would call for approximately \$400,000 of the budget for parking, which he believes is excessive.

Mr. Garvin also suggested that the four new Little League fields be laid out properly so that glare from the sun is not a factor.

Ms. Kablack stated the Park and Recreation Commission stated this project would be its major field plan for the next several years.

Mr. Morely explained that a third of Haskell Field will need to be taken off-line this spring to allow the field/grass to rest.

Ms. Kablack noted that, if the DPW works on the project as a Town project, it will no longer be able to be bonded, so the expenditure would be cash from CPA reserves.

Sudbury Historical Society – Loring Parsonage Historical Center and Museum

Ms. Kablack explained the Sudbury Historical Society's proposal to create a Town history center and museum at the Loring Parsonage. She also explained aspects of the proposed design should be studied in relation to restoration plans for Town Hall. It was noted the project submission may be premature.

Sudbury Historical Commission Projects

Ms. Kablack stated a few very small projects have been submitted for funding this year.

Invasive Weed Removal Project

Ms. Kablack stated this project proposes to remove invasive weeds over a three-year period in the Stearns Mill, Carding Mill and Grist Mill Ponds.

Raytheon Property Redevelopment - Discussion

At 8:32 p.m., Chairman Lizotte opened a discussion regarding the redevelopment of the Raytheon property. The Board was previously in receipt of copies of a memorandum from Ms. Kablack dated December 10, 2014 and a draft letter from the Planning Board to be sent to the Board of Selectmen dated January 14, 2015.

Ms. Kablack stated the consensus at the joint meeting of this Board and the Board of Selectmen on November 12, 2014 was that the Planning Board should develop a draft of recommended options and next steps to be discussed and reviewed by both Boards at a future joint meeting. She stated a suggestion from Mr. Long to include in the draft letter language to reflect that the market for retail development is not saturated as long as the areas are accessible will be incorporated.

Mr. Garvin asked if the draft letter should also include consideration of recreation on the site and that the Town is considering overlay districts.

Ms. Kablack stated Raytheon distributed a Request for Proposal type document to 19 developers, and two of them have contacted her. It was noted the most serious proposals are looking at predominantly housing and mixed use on the site, but one responder did mention a plan to reuse the property as it is currently being used.

The consensus of the Board is that a WORD version of the draft letter should be circulated to the Board and that revisions should be submitted to Ms. Kablack as soon as possible to be finalized and sent to the Selectmen for discussion at a joint meeting on January 27, 2015.

Adoption of 2015 Bonding Policy

The Board was previously in receipt of copies of a letter from Town Engineer/DPW Director I. William Place, dated December 19, 2014, which updated the 2014 Bonding Policy to reflect 2015 unit prices and a copy of the current 2014 unit prices as presented in a letter from Mr. Place dated December 17, 2013.

On motion duly made and seconded, it was unanimously:

VOTED: To accept the 2015 Bonding Policy unit prices as presented by Department of Public Works Director/Town Engineer I. William Place, in a letter dated December 17, 2014.

Annual 2015 Town Meeting Articles – Discussion

At 8:50 p.m., Chairman Lizotte opened a discussion regarding proposed articles for the Annual 2015 Town Meeting. The Board was previously in receipt of copies of a draft of proposed changes from the Zoning Board of Appeals (ZBA) to the Accessory Dwelling Units in Residence Districts.

Ms. Kablack stated she has prepared a draft Warrant article in case the Board decides it would like to submit one regarding the proposed changes from the ZBA to the Accessory Dwelling Units in Residence Districts. She explained the ZBA submitted the revisions because it believes the current language is confusing.

Mr. Morely expressed a strong preference that the 850 square-foot requirement never be waived. Mr. Remley concurred. Mr. Garvin suggested that a modification could possibly be offered allowing a small (10%) variance, but it would need to be stated that under no circumstances shall the dwelling be larger than “X”.

Mr. Morely stated he has always feared that there would be a tendency to have the square footage creep upwards, which he does not believe should be allowed. He volunteered to go to a ZBA meeting to explain his perspective.

The consensus of the Board was that Ms. Kablack should inform the ZBA that the Planning Board has issues and concerns regarding the proposed revisions. She also noted the ZBA would need to vote on this before the Warrant period closes on February 2, 2015.

Application Not Required Application – Venanzioro Fonte – 555 Concord Road

The Board was previously in receipt of copies of the Town of Sudbury Form A Application For Endorsement of Plan Believed Not To Require Subdivision Approval plan submitted by Venanzioro Fonte, 19 Buckmaster Drive, Sudbury, MA 01776, received January 2, 2015.

Ms. Kablack briefly summarized the proposal to the Board.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse and sign the Form A Application For Endorsement of Plan Believed Not To Require Subdivision Approval plan submitted by Venanzio Fonte, 19 Buckmaster Drive, Sudbury, MA 01776, received January 2, 2015.

**Application Not Required Application –Madison Place Sudbury LLC –
189 Landham Road**

The Board was previously in receipt of copies of the Town of Sudbury Form A Application For Endorsement of Plan Believed Not To Require Subdivision Approval plan submitted by Madison Place Sudbury LLC, 15 Brickyard Lane, Westborough, MA 01581, received January 7, 2015.

Ms. Kablack summarized the proposal, and she recommended approval. She noted the plan was also shared with the Selectmen last night, who had no objections.

On motion duly made and seconded, it was unanimously:

VOTED: To endorse and sign the Form A Application For Endorsement of Plan Believed Not To Require Subdivision Approval plan submitted by Madison Place Sudbury LLC, 15 Brickyard Lane, Westborough, MA 01581, received January 7, 2015.

Minutes

On motion duly made and seconded, it was unanimously

VOTED: To approve the regular meeting minutes of December 10, 2014.

Chairman Lizotte abstained from the vote.

Miscellaneous

Ms. Kablack distributed copies to the Board of a draft “FY15 Planning Board Projects and Priorities voted June 18, 2014” and a draft “Sudbury Planning Board Annual Report.” She asked the Board to approve the Annual Report, which was so voted.

Upcoming Meeting Schedule

Ms. Kablack stated the next meeting will be held February 11, 2015 at 7:30 p.m., at Town Hall.

The meeting was adjourned by Chairman Lizotte at 9:06 p.m.